

## Superfund Sites Work for Communities:

*A Look at the Beneficial Effects of Superfund Redevelopment in EPA Region 7*





Weldon Spring Quarry/Plant/Pits site (Missouri)  
(Image source: Department of Energy, Legacy  
Management website)

# What's Inside?

- Preface and Introduction**
- Support for Superfund Reuse**
- Superfund Reuse: The Big Picture**
- Beneficial Effects of Superfund Site Reuse**
- Reuse in Action**
- State Reuse Profiles**
  - Iowa**
  - Kansas**
  - Missouri**
  - Nebraska**
- Reuse on the Horizon**
- Conclusion**
- Sources**



## Preface

*Every day, EPA's Superfund program makes a visible difference in communities nationwide. The revitalization of communities affected by contaminated lands is a key part of Superfund's mission, delivering significant benefits one community at a time, all across the country. Through EPA's Superfund Redevelopment Initiative, the Agency contributes to the economic vitality of these communities by supporting the return of sites to productive use. These regional reports highlight these community-led efforts in action, as EPA launches a new era of partnerships and works toward a sustainable future.*

## Introduction

EPA Region 7 states and tribes – Iowa, Kansas, Missouri, Nebraska and nine tribal nations – are widely known for their wide-open spaces, deep ties to farming and agricultural industry, ecological and recreational resources, and large military installations. This part of the country includes established urban areas, small towns, farmland, ranches and public lands. Urban and rural communities across Region 7 are focusing on the cleanup and revitalization of old industrial sites, recognizing that these areas offer substantial opportunities for new development and innovation. Today, states and communities are working diligently to find new uses for these areas, including Superfund sites. The Superfund program in EPA Region 7 is proud to play a role in these efforts.

The cleanup and reuse of Superfund sites can often restore value to site properties and surrounding communities that have been negatively affected by contamination. Site reuse can revitalize a local economy with jobs, new businesses, tax revenues and local spending. Reuse of Superfund sites can yield other important social and environmental benefits for communities as well. Through programs like the Superfund Redevelopment Initiative (SRI), EPA Region 7 helps communities reclaim cleaned up Superfund sites. Factoring in future use of Superfund sites as part of the cleanup process helps pave the way for their safe reuse. In addition, EPA Region 7 works closely with state agencies and local officials to remove barriers that have kept many Superfund sites vacant and underused for decades. EPA Region 7 also works to ensure that businesses on properties cleaned up under the Superfund program can continue operating safely during site investigations and cleanup. This enables these businesses to remain as a source of jobs for communities.

The results are impressive. Region 7 Superfund sites across Iowa, Kansas, Missouri and Nebraska are now the location of industrial parks, shopping centers and neighborhoods. Many sites continue to support industrial, commercial and agricultural operations such as manufacturing facilities, grain storage facilities and crop cultivation. Others are now nature preserves, parks and recreation facilities. On-site businesses and organizations at current and former Region 7 Superfund sites provide an estimated 5,358 jobs and contribute an estimated \$268 million in annual employment income for Region 7 residents.

This report looks at how reuse activities at Superfund sites make a difference in communities. In particular, the report reviews some of the beneficial effects of Superfund reuse activities at current and former Superfund sites.



Chemical Commodities, Inc. site (Kansas)

# Support for Superfund Reuse

EPA Region 7 is committed to making noticeable differences in communities through the cleanup and reuse of Superfund sites. In addition to protecting human health and the environment through the Superfund program, EPA Region 7 partners with stakeholders to encourage reuse opportunities at Superfund sites. EPA Region 7 helps communities and cleanup managers consider reuse during cleanup planning and evaluate remedies already in place to ensure appropriate reuse at cleaned-up sites. In addition, EPA participates in partnerships with communities and encourages opportunities to support Superfund redevelopment projects that emphasize environmental and economic sustainability.

Specific reuse support efforts in EPA Region 7 include:

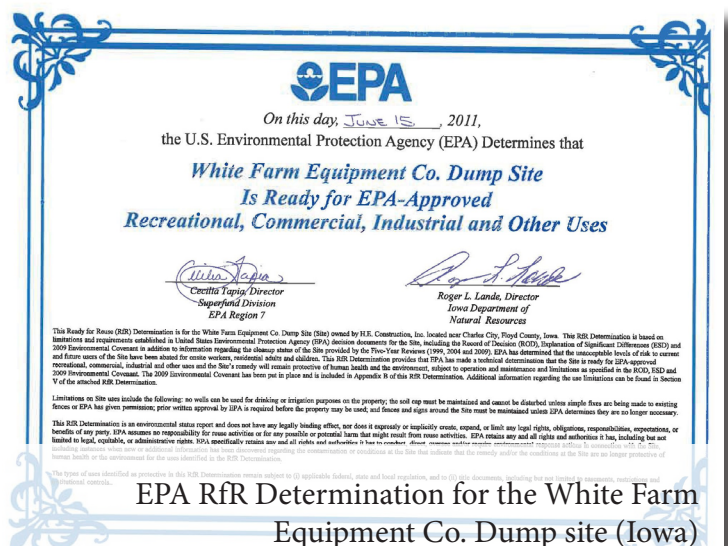
- Identifying and evaluating local land use priorities to align these priorities with site cleanup plans through the reuse planning process.
- Facilitating cleanup and reuse discussions to help resolve key issues between parties interested in site redevelopment.
- Supporting targeted projects intended to help Region 7 communities and EPA find the right tools to move reuse forward at sites.
- Making efforts to help address communities' and developers' liability, safety and reuse concerns related to Superfund site reuse through development of educational materials, comfort letters, developer agreements and environmental status reports that provide information about the appropriate use of sites. These reports, which provide information about the appropriate use of sites, are known as Ready for Reuse (RfR) Determinations.
- Supporting partnerships with groups committed to the beneficial reuse of Superfund sites, such as Monarch Watch, Pollinator Partnership and Monarch Joint Venture.
- Developing reuse fact sheets, videos, websites and Return to Use Demonstration Project summaries to share opportunities and lessons associated with Superfund redevelopment.

All of these efforts have helped build expertise across Region 7, making it easier to consider future use of Superfund sites prior to cleanup and easier to identify opportunities for removing reuse barriers.

These efforts also help other communities, state agencies, potentially responsible parties and developers better understand potential future uses for Superfund sites. This helps stakeholders engage early in the cleanup process, ensuring that Superfund sites are restored as productive assets for communities. Most importantly, these efforts lead to significant returns for communities, including jobs, annual income and tax revenues.



## EPA RfR Determination for the White Farm Equipment Co. Dump site (Iowa)



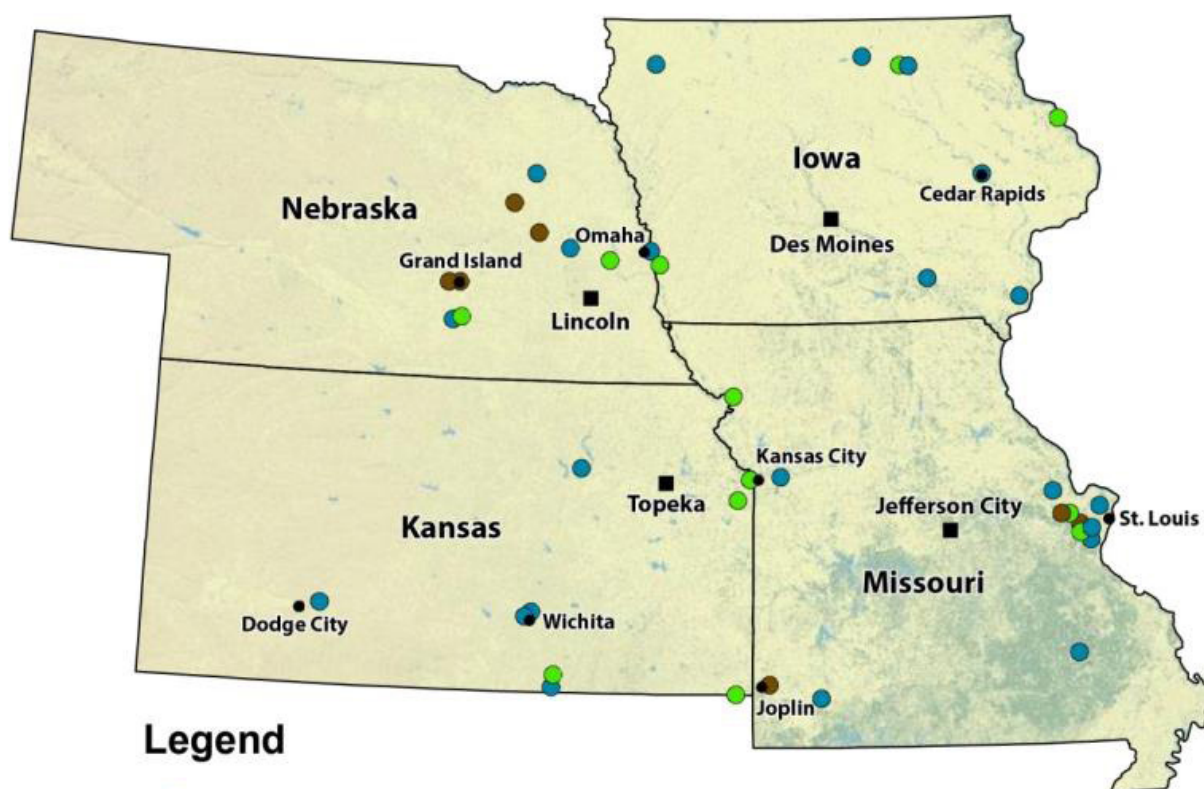


## Superfund Reuse: The Big Picture

EPA has placed over 90 sites in Region 7 on the National Priorities List (NPL) since the Superfund program began in 1980. The Agency oversees short-term cleanup actions as well. Whenever possible, EPA seeks to integrate reuse priorities into site cleanup plans. As of 2013, over 40 NPL and removal sites have either new uses in place or uses that have remained in place since before cleanup. Many of these sites have been redeveloped for commercial, industrial and public service purposes. Others have been redeveloped for residential, recreational, ecological or agricultural uses.



Redevelopment of Superfund sites in Region 7 has not only provided jobs and income to the neighborhoods, towns and cities affected by the sites, but also turned areas that were a community burden into a source of local pride. The reuse and continued use of many sites has increased quality of life for nearby residents as well as providing local services. The following sections take a closer look at community benefits of businesses located at current and former Superfund sites in Region 7.



# Beneficial Effects of Superfund Site Reuse

## Businesses and Jobs

EPA has collected economic data for over 110 businesses, government agencies and civic organizations at over 20 sites in reuse and continued use in Region 7. See the State Reuse Profiles (pp. 10-13) for each Region 7 state's reuse details. Businesses and organizations located on these sites fall within several different sectors, including wholesale and retail trade, construction, roofing, heating and cooling and landscape contracting, manufacturing, restaurants, automotive repair, warehousing, educational services and national security.

Businesses, facilities and organizations at these sites include the well-known farm machinery manufacturer, John Deere, aircraft parts manufacturer, F.M.I., Inc., commercial and industrial equipment manufacturer, GE Engine Services, Inc., irrigation equipment manufacturer, Lindsay Corporation, and medical instrument manufacturer, Covidian LP.

The businesses and organizations located on these sites employ an estimated 5,358 people, contributing an estimated \$268 million in annual employment income with about \$136 million in estimated annual sales. Employee income earned helps inject money into local economies. It also helps generate state revenue through personal state income taxes. In addition to helping local communities by providing employment opportunities, these businesses help local economies through direct purchases of local supplies and services. On-site businesses that produce retail sales and services also generate tax revenues through the collection of sales taxes, which support state and local governments. In addition, most businesses operating on sites in Region 7 generate tax revenues through payment of state corporate or related taxes. Table 1 provides more detailed information.



### Region 7 Sites in Reuse and Continued Use: Business and Job Highlights

Businesses Identified  
112

Estimated Annual Sales  
\$136 million

Number of People Employed  
5,358

Total Annual Employee Income  
\$268 million

**Table 1. Site and business information for Region 7 sites in reuse and continued use (2013)**

	Number of Sites	Sites with Identified On-Site Businesses <sup>a</sup>	On-Site Businesses Identified <sup>b,c</sup>	Total Annual Sales <sup>d</sup>	Total Employees	Total Annual Employee Income
In Reuse	12	6	24	\$28 million	1,334	\$57 million
In Continued Use	23	12	79	\$105 million	3,496	\$188 million
In Continued Use and In Reuse	7	4	9	\$3 million	528	\$23 million
<b>Total</b>	<b>42</b>	<b>22</b>	<b>112</b>	<b>\$136 million</b>	<b>5,358</b>	<b>\$268 million</b>

<sup>a</sup> Also includes other organizations such as government agencies, nonprofit organizations and civic institutions.

<sup>b</sup> Business information is not available for all businesses on all Superfund sites in reuse or continued use.

<sup>c</sup> For information on the collection of businesses, jobs and sales data, see the "Sources" section of this report.

<sup>d</sup> Annual sales figures are not available (or applicable) for every organization that makes jobs data available. As a result, in some instances, total annual sales are lower than total annual employment income.

## Sites in Reuse and Continued Use: A Closer Look

**In Reuse:** There is a new land use or uses on all or part of a site; either the land use has changed (e.g., from industrial use to commercial use) or the site is now in use after being vacant.

**In Continued Use:** Historical uses at a site remain active; these uses were in place when the Superfund process started at the site.

**In Reuse and Continued Use:** Part of a site is in continued use and part of the site is in reuse.

### *Region 7 Site Examples*

**In Reuse:** Strother Field Industrial Park (Kansas) – the site of a military facility now supports several commercial and industrial businesses.

**In Continued Use:** Valley Park TCE (Missouri) – the carefully planned cleanup allowed the continued residential, commercial and industrial use of the site. Today, over 50 businesses operate on site.

**In Reuse and Continued Use:** Oronogo-Duenweg Mining Belt (Missouri) – community members continue to use the site property for agricultural and residential purposes; following cleanup, the site is home to a new scrap metal recycling facility and a highway bypass.

### *Property Values and Property Tax Revenues*

Properties cleaned up under the Superfund program and returned to use may increase in value. This increased value can boost property tax revenues, which help pay for local government operations, public schools, transit systems and other public services. Currently, EPA has not collected property value and tax data for site properties in reuse or continued use in Region 7. However, several Superfund site properties in reuse and continued use in Region 7 are privately held and generate property tax revenues for local governments. Moreover, even though site properties owned by local governments, such as the People's Natural Gas Co. site in Dubuque, Iowa are exempt from property taxes, once cleaned up and put back into productive use they can help stabilize or increase the values of nearby private properties.

### *Recreational and Ecological Effects*

In addition to serving as locations for commercial developments, retail centers and industrial facilities, some Region 7 sites in reuse provide recreational and ecological benefits. Recreational and ecological reuses help attract visitors and residents, and indirectly contribute to local economies. While benefits from some of these reuses, such as new hiking trails or a park, are highly visible, others – such as improved wetland health or increased biodiversity – may become more evident over the long term. These cleanups also create, restore and protect ecosystems, both on site and off site, across Region 7.

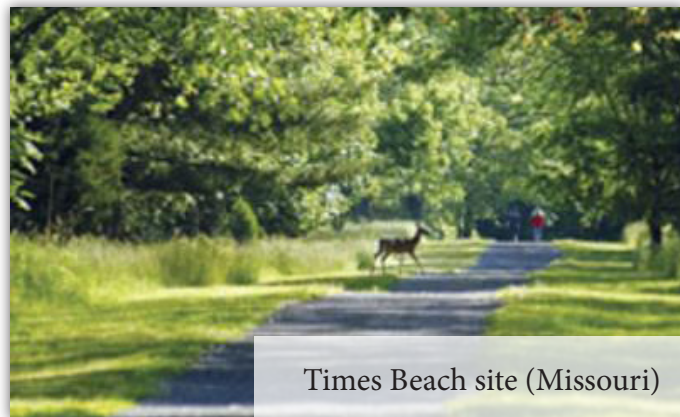
The large, wide-open spaces at many Region 7 Superfund sites are well suited for a wide variety of recreational and ecological reuses following cleanup. For example, the Weldon Spring Quarry/Plant/Pits site in St. Charles County, Missouri is home to the 150-acre Howell Prairie/Native Plant Education Garden. The area has been planted with over 80 species of native prairie grasses and wildflowers. At the Chemical Commodities site in Olathe, Kansas, the potentially responsible parties worked with EPA and other organizations to develop a walk-through educational natural habitat for Monarch butterflies and other pollinators on the site. At the Hastings Ground Water Contamination site in Hastings, Nebraska, the Rainwater Basin



Chemical Commodities site (Kansas)



Wetland Management District maintains about 1,000 acres of the site as the McMurtry Waterfowl Production Area. The area provides protected habitat for various species of migrating birds, whitetail deer, burrowing owls and prairie dogs. In addition, the city uses treated ground water to irrigate the city park. In 1999, the restored Times Beach site near St. Louis, Missouri opened as a state park and EPA deleted the site from the NPL in 2001. The park provides more than seven miles of trails for hiking, biking and equestrian use. Visitors can see wildlife including turkey, geese, deer and more than 40 species of birds. Picnic sites abound and a boat ramp provides easy access to the Meramec River.



### *Benefits from Alternative Energy Projects*

Alternative energy projects can also provide a range of beneficial economic and environmental effects for local communities. They can generate construction and operations jobs; spur local investment for manufacturing and materials; lower energy costs; and reduce greenhouse gas emissions. They can also help power green remediation projects at Superfund sites, which can lower cleanup costs and eliminate cleanup-related environmental impacts. For example, a 10-kilowatt wind turbine powers the ground water treatment process at the Former Nebraska Ordnance Plant in Mead, Nebraska. The system generates enough electricity to power the system and provide surplus electricity, which is returned to the grid for consumer use. A renewable energy demonstration project at the Weldon Spring Quarry/Plant/Pits site in Missouri educates the public about the importance of renewable energy and shows alternative energy technology in action. A wind turbine supplements the power for the new renewable energy display inside the on-site interpretive center.



## Reuse in Action

### *Pollinator Prairie*

The Chemical Commodities, Inc. (CCI) Superfund site is located in Olathe, Kansas. Between 1951 and 1989, CCI operated as a chemical brokerage facility, receiving, storing and recycling chemicals on the site. Decades of chemical spills and leaks, facility fires and explosions resulted in the contamination of soil and ground water. EPA added the site to the NPL in 1994 and selected a cleanup plan in 2005. Cleanup activities included removing and disposing of contaminated soil, putting land use controls in place, treating ground water contamination, installing ventilation systems in 45 homes and demolishing contaminated structures. Residents and other community members formed the CCI Citizens Advisory Group, Inc. (the Group) in order to voice their concerns and opinions throughout the cleanup process. Following completion of the cleanup in 2012, Kansas State University worked with the Group to come up with a consensus-based reuse plan. With the reuse plan in place, the Group began working with Monarch Watch and the Pollinator Partnership. In September 2012, EPA, the Group, Monarch Watch, the Pollinator Partnership and other site stakeholders planted a garden habitat at the site. An October 2012 ribbon-cutting ceremony formally opened the site as the new Pollinator Prairie. Today, the site includes habitat for birds, bees and butterflies; a tagging station for migrating butterflies; and informational kiosks along a walking trail. The site provides a beautified landscape for the surrounding neighborhood and offers the local community an educational opportunity to learn the importance of pollination. In recognition of the Group's outstanding efforts to breathe new life into the once contaminated site, EPA presented the group with the 2012 National Notable Achievement Award for Citizen Excellence in Community Involvement. Later that year, EPA also presented Boeing, one of the site's potentially responsible parties, with the Leading Environmentalism and Forwarding Sustainability Award (LEAFS), the first award of its kind in Region 7.



### *Strother Field & Industrial Park*

The two-square-mile Strother Field Industrial Park Superfund site is located near Winfield and Arkansas City, Kansas. Until 1946, the site operated as a US Army Air Corp. basic training field, and later, for fighter training and as an aircraft construction and maintenance facility. Site activities, including the disposal of industrial wastes in two on-site landfills, resulted in soil and ground water contamination. EPA added the site to the NPL in 1986. Cleanup activities included covering area soils with a concrete cap and ground water treatment and monitoring. Following the completion of cleanup in 2008, EPA, the cities of Winfield and Arkansas City, and other site stakeholders came together to redevelop the site into a thriving industrial park. Today, several industrial, commercial and service businesses operate on the site, contributing significantly to the local economy by providing employment opportunities, public services and tax revenue for the local community. The Strother Field Commission operates the on-site airfield as the local airport. Employing 700 people, GE Engine Services is the largest employer on the site. The business provides overhaul, repair and support services for aircraft engines, components and accessories. Other businesses at the site include a Budweiser distribution facility, a plastics manufacturer, a flight instruction and charter flight business, and an automotive accessory manufacturer. Together, these on-site businesses employ over 1,200 people, contributing nearly \$53 million in estimated annual employment income to the local community. According to a 2010 Kansas Aviation Economic Impact Study, completed for the Kansas Department of Transportation Division of Aviation, Strother Field generates an estimated \$1.5 billion annually in total economic activity. For more information, see EPA SRI's ["Where You Live"](#) page.





## *National Mine Tailings*

The National Mine Tailings site is located in a former mining region known as the “Old Lead Belt,” about 70 miles south of St. Louis, Missouri. The site is part of the larger Big River Mine Tailings site, which includes seven large areas of mine waste and covers about 110 square miles. In 1977, heavy rains caused about 50,000 cubic yards of mine tailings to slump into the Big River, contaminating surface water and soil over a large area. EPA added the site to the NPL in 1992. In 2011, the site’s potentially responsible party (PRP), The Doe Run Resources Corporation, agreed to conduct a removal action to address lead contamination at the site. The removal action at the National Mine Tailings site included regrading and covering the area with 12-inches of clean rock. Cooperation between EPA, the PRP and property owners enabled the continued operation of site businesses at the Park Hills Industrial Park, throughout cleanup activities. Today, the Park Hills Industrial Park supports several industrial businesses.



Piramal Glass manufactures glass containers used in the pharmaceutical and perfume industries. This business employs 604 people, contributing over \$31 million in estimated annual employment income to the local community. Bulk Tank, Inc., a manufacturer of parts for the pneumatic tank trailer industry, employs 13 people, contributing over \$600,000 in estimated annual employment income to the local community. Lee Mechanical Contractors, a mechanical construction contracting business, employs 250 people and contributes over \$12.6 million in estimated annual employment income. Mocap, LLC, a plastics manufacturer, operates its headquarters on site. The 9,000 square-foot facility employs 100 people, contributing an estimated \$4.2 million in annual income to the local community.

## *Ecological Protection and Restoration*

Native grasses, streams and wildlife have replaced barren rock and gravel at the 115-square-mile Cherokee County Superfund site in Cherokee County, Kansas. One hundred years of lead and zinc mining in the area contaminated soil, surface water and ground water. As a result, EPA added the site to the NPL in 1983. In 1993, after ensuring that area residents with private wells had safe drinking water, EPA consolidated surface mine wastes and buried them on site in abandoned shafts and mine pits. Remedial workers covered land with clean soil, diverted streams to avoid the stored wastes and planted the entire site with native vegetation. EPA has divided this mega-site into seven sub-sites that correspond to seven general mining locations, one of which is called the Baxter Springs sub-site. In 2009, the site received \$14.5 million in American Recovery and Reinvestment Act (ARRA) funds, which EPA is using to support remaining cleanup activities at the Baxter Springs sub-site. Early in the cleanup process, stakeholders began to explore sustainable reuse options for the site through a reuse assessment and an alternative energy suitability study. The results of these studies indicated that activities such as haying, grazing and wildlife habitat are compatible with the site’s remedy and have the potential to bring financial returns from otherwise unused lands. The alternative energy suitability study found that the site was best suited for utility scale biomass production and also noted that, in the long term, restored site lands could play a role in carbon sequestration and conservation programs. To date, EPA cleanup has restored a 25-square-mile portion of the 115-square-mile site to its natural state as a wildlife habitat and restoration efforts continue. Bermuda grass sprigs were planted in May 2010, enabling harvest of the first grass stand in September 2010. The Baxter Springs sub-site is drained by Willow Creek, Spring Branch and other small unnamed creeks. The State of Kansas has designated the lower portion of Spring Branch as a critical habitat for nine threatened or endangered species. Cleanup of this site is helping preserve this delicate natural environment and its wildlife, and reducing human health risks from contamination.





# State Reuse Profile: Iowa

EPA partners with the Iowa Department of Natural Resources to oversee the investigation and cleanup of Superfund sites in Iowa. As of 2013, Iowa had nine Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for 10 businesses and organizations operating on seven sites in reuse and continued use in Iowa. The businesses and organizations employ over 1,100 people, contribute an estimated \$71 million in annual employment income and have about \$5.2 million in estimated annual sales.

**Table 2. Detailed site and business information for Superfund sites in reuse and continued use in Iowa (2013)**

	Number of Sites <sup>a</sup>	On-Site Businesses Identified	Total Annual Sales <sup>b</sup>	Total Employees	Total Annual Employee Income
In Reuse	3	4	\$5.1 million	92	\$4 million
In Continued Use	6	6	\$0.1 million	1,020	\$67 million
In Continued Use and In Reuse	-	-	-	-	-
<b>Total</b>	<b>9</b>	<b>10</b>	<b>\$5.2 million</b>	<b>1,112</b>	<b>\$71 million</b>

<sup>a</sup> One site is a federal facility. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

<sup>b</sup> Annual sales figures are not available (or applicable) for every organization that makes jobs data available. As a result, in some instances, total annual sales are lower than total annual employment income.

*Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.*

## Did You Know?

EPA supports redevelopment of the Dico property, located on the Des Moines TCE site in Iowa, and believes that a wide variety of uses are possible. In May 2014, Des Moines school officials began looking at the former Dico Plant property to build a new multi-million dollar athletics facility.



# State Reuse Profile: Kansas

EPA partners with the Kansas Department of Health and Environment to oversee the investigation and cleanup of Superfund sites in Kansas. As of 2013, Kansas had nine Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for 23 businesses and organizations operating on four sites in reuse and continued use in Kansas. The businesses and organizations employ about 1,450 people, contribute an estimated \$64 million in annual employment income and have about \$43 million in estimated annual sales.

**Table 3. Detailed site and business information for Superfund sites in reuse and continued use in Kansas (2013)**

	Number of Sites <sup>a</sup>	On-Site Businesses Identified	Total Annual Sales <sup>b</sup>	Total Employees	Total Annual Employee Income
In Reuse	4	16	\$22 million	1,225	\$53 million
In Continued Use	5	7	\$21 million	225	\$11 million
In Continued Use and In Reuse	-	-	-	-	-
<b>Total</b>	<b>9</b>	<b>23</b>	<b>\$43 million</b>	<b>1,450</b>	<b>\$64 million</b>

<sup>a</sup> One site is a federal facility. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

<sup>b</sup> Annual sales figures are not available (or applicable) for every organization that makes jobs data available. As a result, in some instances, total annual sales are lower than total annual employment income.

*Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.*

## Did You Know?

The 100,656-acre Fort Riley site is located in northeast Kansas. The site occupies portions of Clay, Geary and Riley counties. Since 1953, the U.S. Army has owned and operated the site. Cleanup activities allowed the U.S. Army to continue using the site for military training, equipment supply and maintenance activities.



# State Reuse Profile: Missouri

EPA partners with the Missouri Department of Natural Resources to oversee the investigation and cleanup of Superfund sites in Missouri. As of 2013, Missouri had 14 Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for 65 businesses and organizations operating on five sites in reuse and continued use in Missouri. The businesses and organizations employ nearly 1,700 people, contribute an estimated \$82.3 million in annual employment income and have about \$84 million in estimated annual sales.

**Table 4. Detailed site and business information for Superfund sites in reuse and continued use in Missouri (2013)**

	Number of Sites <sup>a</sup>	On-Site Businesses Identified	Total Annual Sales	Total Employees	Total Annual Employee Income
In Reuse	3	1	-	4	\$0.3 million
In Continued Use	8	63	\$84 million	1,695	\$82 million
In Continued Use and In Reuse	3	1	-	-	-
<b>Total</b>	<b>14</b>	<b>65</b>	<b>\$84 million</b>	<b>1,699</b>	<b>\$82.3 million</b>

<sup>a</sup> Three sites are federal facilities. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

*Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.*

## Did You Know?

Through the efforts of EPA, the State of Missouri and the local community, the Oronogo-Duenweg Mining Belt Superfund site in Joplin, Missouri, is the new home of a scrap metal recycling facility, a highway bypass, restored residential neighborhoods and over 1,600 acres of cleaned land now ready for redevelopment.





# State Reuse Profile: Nebraska

EPA partners with the Nebraska Department of Environmental Quality to oversee the investigation and cleanup of Superfund sites in Nebraska. As of 2013, Nebraska had 10 Superfund sites with either new uses in place or uses remaining in place since before cleanup. EPA has collected economic data for 14 businesses and organizations operating on six sites in reuse and continued use in Nebraska. The businesses and organizations employ nearly 1,100 people, contribute an estimated \$50 million in annual employment income and have about \$4 million in estimated annual sales.

**Table 5. Detailed site and business information for Superfund sites in reuse and continued use in Nebraska (2013)**

	Number of Sites <sup>a</sup>	On-Site Businesses Identified	Total Annual Sales <sup>b</sup>	Total Employees	Total Annual Employee Income
In Reuse	2	3	-	13	\$1 million
In Continued Use	4	3	\$1 million	556	\$26 million
In Continued Use and In Reuse	4	8	\$3 million	528	\$23 million
<b>Total</b>	<b>10</b>	<b>14</b>	<b>\$4 million</b>	<b>1,097</b>	<b>\$50 million</b>

<sup>a</sup> One site is a federal facility. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

<sup>b</sup> Annual sales figures are not available (or applicable) for every organization that makes jobs data available. As a result, in some instances, total annual sales are lower than total annual employment income.

*Note: Business information is not available for all businesses on all Superfund sites in reuse or continued use.*

## Did You Know?

The 60-acre Sherwood Medical Co. Superfund site is located in Norfolk, Nebraska. Since 1962, Sherwood Medical Co. and its successors have manufactured medical syringes and other medical products using injection-molding processes at the site. EPA's carefully crafted cleanup plan enabled the continued operation of site businesses throughout cleanup activities. Today, on-site businesses employ 553 people and generate about \$26.3 million in estimated annual employment income.



## Reuse on the Horizon

### *Transformation Underway: From Former Steel Plant to Commercial Center*

In Wyandotte County, Kansas, companies refined and manufactured steel at the 22-acre Kansas City Structural Steel site for more than a century. Steel fabrication produced byproducts that contaminated soil and ground water with heavy metals, including lead. Under EPA oversight, the site's potentially responsible party implemented cleanup activities between 1990 and 1995. Cleanup activities included the excavation and removal of contaminated soil, the decontamination, demolition and removal of contaminated structures, and the placement of land use restrictions. The site has remained vacant since cleanup completion.

The site's location close to roads and railways in an industrial, commercial and residential area makes it ideal for a number of potential reuse opportunities. El Centro, a local nonprofit, acquired the site property in 1995, after signing an agreement with EPA to ensure the long-term protectiveness of the remedy. Since then, the organization has remained committed to supporting local economic development efforts.

However, complex land use restrictions limit the types of redevelopment allowed at the site. Crawl spaces, but not basements, are permitted, and a four-foot layer of clean fill must remain below the finished grade of any improvements. Additionally, part of the site is fenced off and special guidelines apply to foundations and support structures extending below areas of clean fill. In 2013, despite these potential barriers to site reuse, the Lane4 Property Group expressed interest in developing a shopping center at the site.

EPA proposed a preliminary reuse assessment to identify feasible and protective future uses, helping El Centro and potential developers understand site conditions and limitations. EPA's site team facilitated a series of discussions with community stakeholders, including local officials, the property realtor and El Centro. With a common understanding, reuse planning was able to move forward smoothly when the Lane4 Property Group approached El Centro. EPA and state officials also helped the developer enroll in the Kansas Environmental Use Controls Program. The program helps parties maintain site remedies and make sure the remedies remain protective during construction and reuse.

The Lane4 Property Group broke ground on La Plaza Argentine shopping center in March 2014. Plans for the 61,000-square-foot development will be anchored by a new Walmart Neighborhood Market, which opened in September 2014. During the grand opening celebration, EPA awarded two plaques to project stakeholders for their outstanding efforts to redevelop the Superfund site. Four other lots are available for other stores. New retail construction is also underway east of the site and community efforts are supporting recreation improvements at nearby Vega Park. Looking forward, EPA will continue to work with site stakeholders to address their concerns and support the site's productive reuse. Separate reuse possibilities are being considered on the eastern side of the property by the local government.



The new Walmart store at the Kansas City Structural Steel site (Kansas)

## Conclusion

EPA works closely with its partners at Superfund sites across Region 7 to make sure that sites can be reused safely and protectively following cleanup. EPA also works with existing businesses and organizations at Superfund sites throughout the cleanup process to make sure they can remain open. The businesses and organizations operating on these sites provide jobs and income for communities. They help generate local and state taxes. Cleanup and redevelopment also helps stabilize and boost property values. As of 2013, Region 7 had over 40 NPL and removal sites where new uses were in place or continued uses were ongoing. Future uses are planned for many more Superfund sites in Region 7, including at least one site in each of the four Region 7 states. EPA remains committed to working with all stakeholders to support Superfund redevelopment opportunities in Region 7.

The reuse of Superfund sites takes time and is often a learning process for project partners. Ongoing coordination among EPA, state agencies, local governments, potentially responsible parties, site owners, developers, and nearby residents and business owners is essential. EPA tools, including reuse assessments or plans, RfR Determinations, comfort letters or partial deletions of sites from the NPL, often serve as the foundation for moving forward. At some sites, parties may need to take additional actions to ensure reuses are compatible with site remedies.

Results from across Region 7 indicate that these efforts are well worth it. Superfund sites are now home to industrial parks, shopping centers, nature preserves, parks and a range of other uses. EPA is committed to working with all stakeholders, using both “tried-and-tested” tools as well as new and innovative approaches, to support the restoration and renewal of these sites as long-term assets for communities across Region 7.

### EPA Resources for Superfund Site Reuse

*EPA Region 7 Superfund Redevelopment Initiative Coordinator*  
Tonya Howell | 913-551-7589 | [howell.tonya@epa.gov](mailto:howell.tonya@epa.gov)

*EPA Region 7 Superfund Sites in Reuse Website:* list of Superfund sites in reuse for each state in Region 7.

<http://www.epa.gov/superfund/programs/recycle/live/region7.html>

*SRI Website:* tools, resources and more information about Superfund site reuse.

[www.epa.gov/superfund/programs/recycle/index.html](http://www.epa.gov/superfund/programs/recycle/index.html)

*EPA Office of Site Remediation Enforcement Website:* tools that address landowner liability concerns. <http://cfpub.epa.gov/compliance/resources/policies/cleanup/superfund/>



## Sources

### Business, Job and Sales Information

The Hoovers/Dun & Bradstreet (D&B) database provided information on the number of employees and sales volume for on-site businesses. Hoovers/D&B provides information on businesses and corporations. It maintains a database of over 179 million companies using a variety of sources, including public records, trade references, telecommunication providers, newspapers and publications, and telephone interviews. In instances where employment and sales volume for on-site businesses could not be identified, information was sought from the Manta database.

The BLS Quarterly Census of Employment and Wages database provided average weekly wage data for each of the businesses. Average weekly wage data were identified by matching the North American Industry Classification System (NAICS) codes corresponding with each type of business with weekly wage data for corresponding businesses. If not available at the county level, wage data were sought by state or national level, respectively. In cases where wage data were not available for the six-digit NAICS code, higher level (less detailed) NAICS codes were used to obtain the wage data. To determine the annual wages (mean annual) earned from jobs generated by each of the businesses identified, the average weekly wage figure was multiplied by the number of weeks in a year (52) and by the number of jobs (employees) for each of the businesses.

Business and employment data were collected in 2013. Annual employment income is based on job data estimated in 2013 using BLS average weekly wage data for those jobs from 2012 (the latest available data). All figures presented have been rounded for the convenience of the reader. Federal facility sites are not included in calculations of total businesses, jobs, income or annual sales.

### Reuse in Action

Write-ups of sites in reuse or continued use included in this study are based on available EPA resources, including SRI reuse snapshots, SRI Return to Use Demonstration Project fact sheets and SRI case studies. Business and property value data included in these write-ups reflect the latest data available. Links to EPA's SRI reuse snapshots as well as the case studies are included below

#### ***SRI Reuse Snapshot***

<http://www.epa.gov/superfund/programs/recycle/live/region7.html>

#### ***SRI Return to Use Demonstration Project Fact Sheet***

2006 (Updated May 2014). Kansas City Structural Steel.

<http://www.epa.gov/superfund/programs/recycle/pdf/kansas.pdf>

2009 (Updated June 2012). Cherokee County.

[http://www.epa.gov/superfund/programs/recycle/pdf/rtu09\\_cherokee.pdf](http://www.epa.gov/superfund/programs/recycle/pdf/rtu09_cherokee.pdf)

2012 (Updated February 2013). Chemical Commodities, Inc.

<http://www.epa.gov/superfund/programs/recycle/pdf/rtu12-cci.pdf>

#### ***Other Resources***

Pollinator Partnership website: [https://pollinator.org/pollinator\\_prairie.htm](https://pollinator.org/pollinator_prairie.htm). Accessed 6/2/2014.

U.S. Department of Energy Office of Legacy Management, Weldon Spring, Missouri Site website:

<http://www.lm.doe.gov/LMSites.aspx?id=1399>. Accessed 6/4/2014.

Missouri State Parks, Route 66 State Park website:

<http://www.mostateparks.com/park/route-66-state-park>. Accessed 6/4/2014.

Missouri State Parks, St. Joe State Park website:

<http://mostateparks.com/park/st-joe-state-park>. Accessed 6/25/2014.

U.S. Fish & Wildlife Service, Baxter Springs Subsite, Cherokee County – Kansas website:

[http://www.fws.gov/mountain-prairie/nrda/CherCO\\_KS/BaxterSp/BaxterSprings.htm](http://www.fws.gov/mountain-prairie/nrda/CherCO_KS/BaxterSp/BaxterSprings.htm). Accessed 6/26/2014.

SRI: Returning Some of the Nation's Worst Hazardous Waste Sites to Safe and Productive Uses:

<http://www.epa.gov/superfund/programs/recycle/pdf/reusingsites.pdf>.

EPA, 2010. Exploring New Possibilities: Working and Natural Lands at the Cherokee County Superfund Site.  
<http://www.epa.gov/superfund/programs/recycle/pdf/cherokee-reuse.pdf>.

Wilber Smith Associates, Inc. Kansas Aviation Economic Impact Case Study. Prepared for the Kansas Department of Transportation Division of Aviation. May 2010.  
[http://www.ksdot.org/Assets/wwwksdotorg/bureaus/divAviation/pdf/TechReport\\_Combined.pdf](http://www.ksdot.org/Assets/wwwksdotorg/bureaus/divAviation/pdf/TechReport_Combined.pdf).

Winfield Daily Courier website. Strother Field Undergoing Updating. Friday, March 29, 2013.  
[http://www.winfieldcourier.com/news/article\\_5e1b159c-4bd5-5701-b171-c02c1e962d11.html](http://www.winfieldcourier.com/news/article_5e1b159c-4bd5-5701-b171-c02c1e962d11.html). Accessed 6/4/2014.



United States Environmental Protection Agency  
Region 7  
11201 Renner Blvd.  
Lenexa, KS 66219

July 2014 | <http://www2.epa.gov/aboutepa/epa-region-7-midwest>



Printed on 100% recycled/recyclable paper  
with minimum 25% post-consumer fiber.